178.0	0006	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,200 / 725,200
					USE VALUE:	725,200 / 725,200
					ASSESSED:	725,200 / 725,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN EYK PAUL A/ONNA
Owner 2:	
Owner 3:	
Street 1:	6 DAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BONGIORNO ROBERT JR/LAURA -
Owner 2:	-
Street 1:	6 DAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,031 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Wood Shingle Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6031.000	304,500		420,700	725,200
Total Card	0.138	304,500		420,700	725,200
Total Parcel	0.138	304,500		420,700	725,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.60 | /Parcel: 513.6

Legal Description

User Acct 120835

GIS Ref

GIS Ref

Insp Date 07/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0006-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,500	0	6,031.	420,700	725,200	725,200	Year End Roll	12/18/2019
2019	101	FV	307,700	0	6,031.	420,700	728,400	728,400	Year End Roll	1/3/2019
2018	101	FV	307,700	0	6,031.	354,500	662,200	662,200	Year End Roll	12/20/2017
2017	101	FV	307,700	0	6,031.	324,500	632,200	632,200	Year End Roll	1/3/2017
2016	101	FV	307,700	0	6,031.	276,400	584,100	584,100	Year End	1/4/2016
2015	101	FV	255,000	0	6,031.	240,400	495,400	495,400	Year End Roll	12/11/2014
2014	101	FV	255,000	0	6,031.	222,300	477,300	477,300	Year End Roll	12/16/2013
2013	101	FV	255,000	0	6,031.	211,500	466,500	466,500		12/13/2012

!14011!

PRINT

Date	Time
12/11/20	03:53:48

LAST REV

Date	Time
07/30/18	09:09:18

apro

14011

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONGIORNO ROBER	1289-129		8/26/2004		510,000	No	No		
CONROY PAUL D &	1238-190		6/25/2001		385,000	No	No		
	1068-43		4/1/1990		182,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	BS	Barbara S
10/30/2008	Meas/Inspect	163	PATRIOT
12/15/2004	MLS	MM	Mary M
4/24/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6031		Sq. Ft.	Site		0	70.	1.00	7									420,650						420,700	

Total AC/HA: 0.13845 | Total SF/SM: 6031 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,650 | Spl Credit | Total: 420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01545393
Adj $ / SQ:	130.232
Other Features:	102500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319184
Depreciation:	14682
Depreciated Total:	304501

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

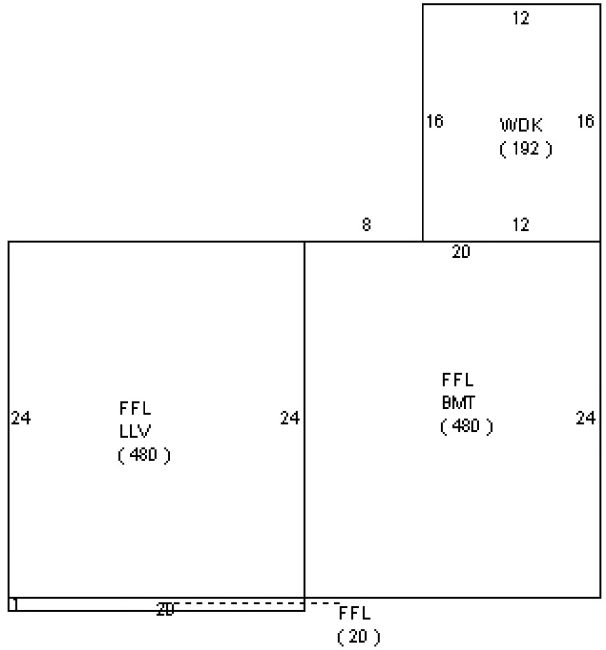
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.26
Special Features:	0	Val/Su Net:	142.82
Final Total:	304500	Val/Su SzAd	310.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	130.230	127,627
BMT	Basement	480	61.930	29,724
LLV	Lower Level	480	58.600	28,130
WDK	Deck	192	11.380	2,185

Net Sketched Area:	2,132			Total:	187,666
Size Ad	980	Gross Are	2132	FinArea	1412

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0006-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	